

**REGULATIONS FOR ASHCOMBE FARMS/DOVER HOMEOWNERS
ASSOCIATION**

§1. The following Regulations affect Single Family and Semi-detached Homes:

(a). No building Lot shall be used for any other purpose other than a private dwelling for the Lot Owner or Owners or his, her or their immediate family or by a natural Person or Person's immediate family to whom the Lot Owner has leased the dwelling subject to the provisions of these Regulations.

(b). No building or other structure shall be erected, altered, placed or permitted to remain on any Lot other than (i) a single family detached dwelling, not to exceed two (2) stories in height, with an attached private garage, one-story accessory building (not to exceed 200 square feet) and a swing set, playhouse or combination thereof as described in Section (c) below, or (ii) a single family semi-detached dwelling, not to exceed two (2) stories in height, with an attached garage, one-story accessory building (not to exceed 200square feet) and a swing set, playhouse or combination thereof as described on Section (c) below.

(c). Any swing set, play house, combination of swing set and playhouse, slide or other such apparatus, shall not be constructed or erected on any Lot without the prior written approval of the Executive Board. The Executive Board shall not approve any of the above unless it is constructed or erected to the rear of the lot.

(d). All Lots (to include the dwellings constructed thereon) shall be used exclusively for residential purposes.

(e). No animals, livestock, or poultry of any kind shall be raised, bred or kept on any Lot. However, dogs, cats and other household pets may be kept so long as they as they are not kept, bred or maintained for commercial purposes. Household pets shall at all times be on a leash or some other appropriate means of control. Should any question arise as to what constitutes a

household pet, the decision of the Executive Board, shall be final, binding and conclusive.

(f). No rubbish, trash or garbage, or any other waste material shall be kept or permitted on any Lot except in sanitary containers located in the appropriate area on each Lot concealed from public view. The burning of trash, rubbish, garbage and other waste material, including leaves and other tree products, is prohibited.

(g). No outbuilding, accessory building, tent, shack, garage, trailer, shed or temporary building of any kind shall be used as a residence either temporarily or permanently on any Lot.

(h). No boats, campers, trailers, or other recreational vehicles shall be permitted to be parked on any street or anywhere on a lot for more than one (1) day. Privately owned small utility trailers no greater than eight (8) feet wide by fifteen (15) feet in length will be permitted. No commercial, business, or enclosed utility trailers will be allowed. The small utility trailers may not be stored or parked on the street. In addition, when not in use all small utility trailers must be stored behind the home or garaged. No utility trailer may be stored in such a way that the trailer is visible from the sidewalk or the street. Lawn area where any utility trailer is stored must be mowed and kept tidy as is required for all lawns.

(i). No satellite dish antenna, television antenna, "earth station," radio antenna or towers of any kind shall be permitted to be erected upon any Lot or upon the single family dwelling constructed upon any Lot. This restriction shall not prohibit a small dish antenna not to exceed two (2) feet in diameter attached to a single family dwelling.

(j). No noxious, unsightly or offensive activity, including vehicle repairs, shall be conducted upon any Lot or any streets within the Planned Community nor shall anything be permitted to be done thereon which may be or may become an annoyance or nuisance to other Lot Owners. Notwithstanding the proceeding, a Lot Owner may make vehicle repairs provided that said repairs are conducted in the Lot Owner's attached garage.

(k). No Lot Owner shall at any time raise or lower the grade of any Lot above or below the grade established or to be established by Declarant without the prior written consent of the Executive Board.

(l). No signs, billboards or advertising devices of any kind, including but not limited to business, political, religious, or

decorative shall be allowed for any reason. The only exceptions to this regulation are: [1] One realty, for sale or rental sign no larger than two (2) feet by three (3) feet shall be permitted if used in the subsequent sale or rental of the single family dwelling, [2] Up to two (2) small security signs shall be allowed if the dimension of each of the security signs is less than twelve (12) inches by twelve (12) inches. Each security sign must be placed within two (2) feet of the front of the home or the front porch, [3] Signs placed by a contractor who has resurfaced a lot owner's driveway shall be permitted but must be removed within three (3) working days of the original placement, and [4] Signs placed by a lawn care contractor indicating work has been done shall be permitted but must be removed within three (3) working days of the original placement. The dimensions of these signs must not be larger than twelve (12) by twelve (12) inches.

Decorative flags, but not decorative signs, will be allowed provided the decorative flag is not an advertisement for business or political purposes. Decorative flags must be hung from a pole or hanger specifically designed for that purpose. No flag shall impede mowing by the HOA contracted mower. No more than three (3) flags may be flown on any Lot simultaneously. Each flag must be a manufactured flag and not homemade. Each flag shall be no more than three (3) feet by six (6) feet. When fully extended, a flag must be fully contained within the boundaries of that lot owner's property. No flag may have obscene language or obscene art. No flags are allowed for a commercial or business purpose, such as "Open for business" flags or a personal flag with logo or name for a business. No flag shall be illuminated. Flags are only permitted to be flown if attached to Lot Owner's dwelling, garage, porch, pole, or hanger specifically designed for the purpose of displaying a flag. The Executive Board reserves the right to determine the meaning of all words in this regulation in their sole discretion.

All signs and/or flags, including the United States flag, must be in good condition when on display.

This regulation does not apply to the United States flag except as noted above.

The restriction in this regulation shall not apply to Declarant or to the HOA Executive Board acting in the fulfillment of their official duties.

(m). Commercial vehicles are permitted in front of a property owner's lot only. There shall be no more than 2

commercial vehicles at any time and nothing over 18 feet long shall be permitted. This is only permitted on Ashcombe Drive. Semi or tractor trailer cabs shall not be permitted.

(n). All Lots are to be maintained in clean and sanitary condition and all lawns, shrubs and other vegetation shall be groomed and maintained regularly as needed. All sidewalks the street abutting such Lot shall be kept free of snow, ice and debris.

(o). A fence, wall or other dividing instrumentality (e.g. vegetative hedge) may be constructed or planted upon a Lot upon which a single family detached dwelling or a single family semi-detached dwelling may be constructed and shall be constructed or erected behind the rear building line of the single family detached dwelling or the single family semi-detached dwelling constructed (or to be constructed) upon the Lot. Any fence, wall or other dividing instrumentality shall be approved by the Executive Board; any such fence, wall or other dividing instrumentality shall be of a single family detached or single family semi-detached dwelling constructed upon the Lot" shall mean a line extended from the rear exterior comers of the single family detached dwelling or single family semi-detached dwelling at a 90 degree angle to the side property lines of the Lot. In the event of a dispute as to what constitutes the "rear building line of the single family detached dwelling of the single family semi-detached dwelling constructed upon the Lot" the determination the Executive Board, shall be binding, final and conclusive. A fence, wall or other dividing instrumentality may not be constructed (or planted) upon any Lot unless a single family detached dwelling or a single family semi-detached dwelling has been or is in the process of being constructed upon said Lot.

(p). The Executive Board shall approve plans and specifications for any single family attached dwelling or a single family semi-detached dwelling to be constructed upon a Lot, any accessory building to be constructed upon a Lot, any additions or alterations to any existing single family dwelling (to include the attached garage and existing accessory building) which said approval shall include the material to be used in the construction of any addition or alteration of an existing single family dwelling (to include the attached garage and accessory building). Said approval authority of the Executive Board (when applicable) shall be consistent with the approvals previously granted by Declarant in connection with the Planned Community.

(q). No single family detached dwelling, single family semi-detached dwelling or accessory building shall be located on any Lot near the front, side and rear lot lines than the minimum set back lines as shown on the Final Subdivision Plan/Phase I (or the final

subdivision plan in connection with any parcel of Additional Real Estate, if applicable).

(r). Re-subdivision of any Lot by any Lot Owner is prohibited. Acquisition of two (2) or more abutting Lots and constructing one (1) single family detached dwelling shall not be deemed a “re-subdivision” or a “subdivision” and is permissible, subject to municipal requirements.

(s). All driveways shall be bituminous asphalt or concrete. All driveways final grading and seeding must be completed at the time of completion of the single family dwelling. Landscaping shall be completed within six (6) months after completion of the single family dwelling, weather permitting.

(t). The exterior colors of all dwellings, including shutters, fences and exterior doors shall be approved by the Executive Board.

(u). The exterior walls of all single family detached or semi-detached dwellings, shall extend to or below the ground level so that no part of the foundation will show; the garage will be considered foundation. Building blocks or concrete shall not be used in the exterior wall of any single family dwelling, garage and accessory building above the finished grade of the ground unless covered with brick, natural stone, wood, aluminum siding, vinyl siding or some other material as shall be approved by the Executive Board.

(v). Electric service for the single family dwelling (to include the garage and accessory building) constructed upon each Lot shall be supplied only from underground distribution in accordance with the then current tariff provisions of the electrical utility providing said service.

(w). Above ground pools shall be permitted on single family detached dwelling lots as long as they are in compliance with all township regulations and Ashcombe Farms Dover HOA regulations.

(x). No business of any kind shall be conducted upon any Lot, single family detached dwelling (to include the attached garage and accessory building) or single family semi-detached dwelling (to include the attached garage and accessory building) constructed upon or within said Lot with the exception of the business of Declarant (to include any successor Declarant) developing any or all of the Lots or Property.

(y). All residents shall maintain a lighted fixture at the front of their properties from dusk to dawn.

§ 2. The following Regulations apply to Townhouses (single family attached dwellings.)

(a). No building Lot shall be used for any other purpose other than a private dwelling for the Lot Owner or Owners or his, her or their immediate family or by a natural Person or Person's immediate family to whom the Lot Owner has leased the dwelling subject to the provisions of these Regulations.

(b). No building or other structure shall be erected, altered, placed or permitted to remain on any Lot other than a single family attached dwelling, not to exceed two (2) stories in height with an attached private garage, a one-story accessory building (not to exceed 100 square feet) and a swing set, playhouse or combination thereof as described in Section (c) below.

(c). i) Any swing set, playhouse, any combination of swing set and playhouse, slide or other such apparatus, shall not be constructed or erected on any Lot without the prior written approval of the Executive Board. The Executive Board, shall not approve any such swing set, playhouse or any combination of swing set and playhouse or other apparatus shall not be constructed or erected within ten (10) feet of any side or rear boundary line for the Lot.

ii) A fence, wall or other dividing instrumentality (e.g. vegetative hedge) may not be constructed or planted upon a lot of single family attached dwellings (town houses).

(d). All Lots (to include the dwellings constructed thereon) shall be used exclusively for residential purposes.

(e). No animals, livestock, or poultry of any kind shall be raised, bred or kept on any Lot. However, dogs, cats and other household pets may be kept so long as they as they are not kept, bred or maintained for commercial purposes. Household pets shall at all times be on a leash or some other appropriate means of control. Should any question arise as to what constitutes a household pet, the decision of the Executive Board, shall be final, binding and conclusive.

(f). No rubbish, trash or garbage, or any other waste material shall be kept or permitted on any Lot except in sanitary containers located in the appropriate area on each Lot concealed from public view. The burning of trash, rubbish, garbage and other waste material, including leaves and other tree products, is prohibited.

(g). No outbuilding, accessory building, tent, shack, garage, trailer, shed or temporary building of any kind shall be used as a residence either temporarily or permanently on any Lot.

(h). No boats, campers, trailers or other recreational vehicles shall be permitted to be parked on any street or anywhere on a lot for more than one (1) day.

(i). No satellite dish antenna, television antenna, "earth station", radio antenna or towers of any kind shall be permitted to be erected upon any Lot or upon the single family dwelling constructed upon any Lot. This restriction shall not prohibit a small dish antenna not to exceed two (2) feet in diameter attached to a single family dwelling.

(j). No noxious, unsightly or offensive activity, including vehicle repairs, shall be conducted upon any Lot or any streets within the Planned Community nor shall anything be permitted to be done thereon which may be or may become an annoyance or nuisance to other Lot Owners. Notwithstanding the proceeding, a Lot Owner may make vehicle repairs provided that said repairs are conducted in the Lot Owner's attached garage.

(k). No Lot Owner shall at any time raise or lower the grade of any Lot above or below the grade established or to be established by Declarant without the prior written consent of the Executive Board.

(l). No signs, billboards or advertising devices of any kind, including but not limited to business, political, religious, or decorative shall be allowed for any reason. The only exceptions to this regulation are: [1] One realty, for sale or rental sign no larger than two (2) feet by three (3) feet shall be permitted if used in the subsequent sale or rental of the single family dwelling, [2] Up to two (2) small security signs shall be allowed if the dimension of each of the security signs is less than twelve (12) inches by twelve (12) inches. Each security sign must be placed within two (2) feet of the front of the home or the front porch, [3] Signs placed by a contractor who has resurfaced a lot owner's driveway shall be permitted but must be removed within three (3) working days of the original placement, and [4] Signs placed by a lawn care contractor

indicating work has been done shall be permitted but must be removed within three (3) working days of the original placement. The dimensions of these signs must not be larger than twelve (12) by twelve (12) inches.

Decorative flags, but not decorative signs, will be allowed provided the decorative flag is not an advertisement for business or political purposes. Decorative flags must be hung from a pole or hanger specifically designed for that purpose. No flag shall impede mowing by the HOA contracted mower. No more than three (3) flags may be flown on any Lot simultaneously. Each flag must be a manufactured flag and not homemade. Each flag shall be no more than three (3) feet by six (6) feet. When fully extended, a flag must be fully contained within the boundaries of that lot owner's property. No flag may have obscene language or obscene art. No flags are allowed for a commercial or business purpose, such as "Open for business" flags or a personal flag with logo or name for a business. No flag shall be illuminated. Flags are only permitted to be flown if attached to Lot Owner's dwelling, garage, porch, pole, or hanger specifically designed for the purpose of displaying a flag. The Executive Board reserves the right to determine the meaning of all words in this regulation in their sole discretion.

All signs and/or flags, including the United States flag, must be in good condition when on display.

This regulation does not apply to the United States flag except as noted above.

The restriction in this regulation shall not apply to Declarant or to the HOA Executive Board acting in the fulfillment of their official duties.

(m). No commercial or non-passenger vehicle of any type and no unlicensed motor vehicle of any type shall be permitted to remain overnight upon a Lot or upon any street within the Planned Community unless garaged. This restriction shall not apply to Declarant or builders (to include subcontractors) in conjunction with the building or construction activities.

(n). All Lots are to be maintained in clean and sanitary condition and all lawns, shrubs and other vegetation shall be groomed and maintained regularly as needed. All sidewalks the street abutting such Lot shall be kept free of snow, ice and debris.

(o). The Executive Board shall approve plans and specifications for any single family attached dwelling to be constructed upon a Lot, any accessory building to be constructed upon a Lot, any additions or alterations to any existing single family dwelling (to include the attached garage and existing accessory building) which said approval shall include the material to be used in the construction of any addition or alteration of an existing single family dwelling (to include the attached garage and accessory building). Said approval authority of the Executive Board (when applicable) shall be consistent with the approvals previously granted by Declarant in connection with the Planned Community.

(p). No single family attached dwelling, or accessory building shall be located on any Lot near the front, side and rear lot lines than the minimum set back lines as shown on the Final Subdivision Plan/Phase I (or the final subdivision plan in connection with any parcel of Additional Real Estate, if applicable).

(q). Re-subdivision of any Townhouse Lot by any Lot Owner is prohibited.

(r). All driveways shall be bituminous asphalt or concrete. All driveways final grading and seeding must be completed at the time of completion of the single family dwelling. Landscaping shall be completed within six (6) months after completion of the single family dwelling, weather permitting.

(t). The exterior colors of all dwellings, including but not limited to shutters, roofs, and exterior doors shall be approved by the Executive Board.

(u). The exterior walls of all single family attached dwellings, shall extend to or below the ground level so that no part of the foundation will show; the garage will be considered foundation. Building blocks or concrete shall not be used in the exterior wall of any single family dwelling, garage and accessory building above the finished grade of the ground unless covered with brick, natural stone, wood, aluminum siding, vinyl siding or some other material as shall be approved by the Executive Board.

(v). Electric service for all dwellings (to include the garage and accessory building) constructed upon each Lot shall be supplied only from underground distribution in accordance with the then current tariff provisions of the electrical utility providing said service.

(w). No above-ground swimming pools shall be permitted. No in-ground swimming pools shall be permitted with respect to a

Lot upon which a single family attached dwelling has been or will be constructed.

(x). No business of any kind shall be conducted upon any Lot, or single family attached dwelling (to include the attached garage and accessory building) constructed upon or within said Lot with the exception of the business of Declarant (to include any successor Declarant) developing any or all of the Lots or Property.

(y). All residents shall maintain a lighted fixture at the front of their properties from dusk to dawn.

(z.) No permanent clothes line of any kind shall be installed on any Lot.

These regulations have been reviewed and amended June 18, 2019 [§2(t)].